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Statistical Bulletin No.8 of 1961.

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.

BUILDING OPERATIONS

SOUTH AUSTRALIA

DECEMBER QUARTER, 1960

A summary of building operations in South Australia from 1956 to December, 1960, is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry, and dwellings within Local Government areas, is given in Tables 2 to 7 respectively.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses), but excludes (1) minor alterations, additions, repairs, and renovations, and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

COMMENTS

As indicated in Table 1, 2,342 new houses were commenced and 2,513 were completed in South Australia during December quarter, 1960. Although completions were the highest on record and exceeded the previous highest total of 2,476 in December Quarter, 1952, by 37, the number of commencements during the quarter fell by 231 from the record of 2,573 new houses commenced in September Quarter, 1960. Nevertheless, commencements of new houses in December Quarter, 1960, numbered 256 in excess of the 2,086 commenced during the December quarter, 1959.

A record number of 283 flats were also completed during the December quarter, 1960.

As may be seen in Table 2, numbers of both contract-built and owner-built houses commenced and completed during the December quarter were less than in the previous three months.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly, at least, the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarters covering commencement, construction, and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

The number of persons employed at 14th December, 1960, on all jobs of builders of new buildings (shown in Table 6) was the record total of 14,081 - 449 more than the previous highest total of 13,632 at 30th September, 1960.

Table 7 shows that in recent years a large proportion of home building has been concentrated within a few local government areas. During the December Quarter, 1960, dwellings completed in the Municipal Corporations of Marion, Enfield, Campbelltown, Henley and Grange, Mitcham, West Torrens, and Woodville, comprised 74.5 per cent of the total number of dwellings completed in the 21 Metropolitan local government areas. Completions in the near metropolitan District Councils of Salisbury (which includes Elizabeth) and Tea-Tree Gully together with those in the Whyalla Town Commission area accounted for 57.5 per cent of the dwellings completed outside the metropolitan area.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

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SOUTH AUSTRALIA

Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1. - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION: NUMBER & VALUE.

Period	Houses (a)		Flats (a)		Total Dwellings (a)		Other New Buildings £'000.(b)	Total New Buildings £'000.
	No.	£'000.	No.	£'000.	No.	£'000.		

COMMENCED DURING PERIOD

Year ended -								
31st Dec. 1956	7,463	23,077	149	323	7,612	23,400	10,795	34,195
1957	6,898	22,281	371	840	7,269	23,121	10,941	34,062
1958	7,141	22,846	769	1,831	7,910	24,677	14,767	39,444
1959	8,665	28,189	713	1,717	9,378	29,906	17,293	47,199
1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007
Quarter ended -								
30th Sept. 1959	2,265	7,369	177	450	2,442	7,819	5,008	12,827
31st Dec.	2,086	6,916	270	657	2,356	7,573	5,063	12,636
31st Mar. 1960	2,413	8,120	151	456	2,564	8,576	3,580	12,156
30th June	2,145	7,379	218	503	2,363	7,882	3,967	11,849
30th Sept.	2,573	8,683	210	668	2,783	9,351	4,220	13,571
31st Dec.	2,342	7,826	134	295	2,476	8,121	8,310	16,431

COMPLETED DURING PERIOD

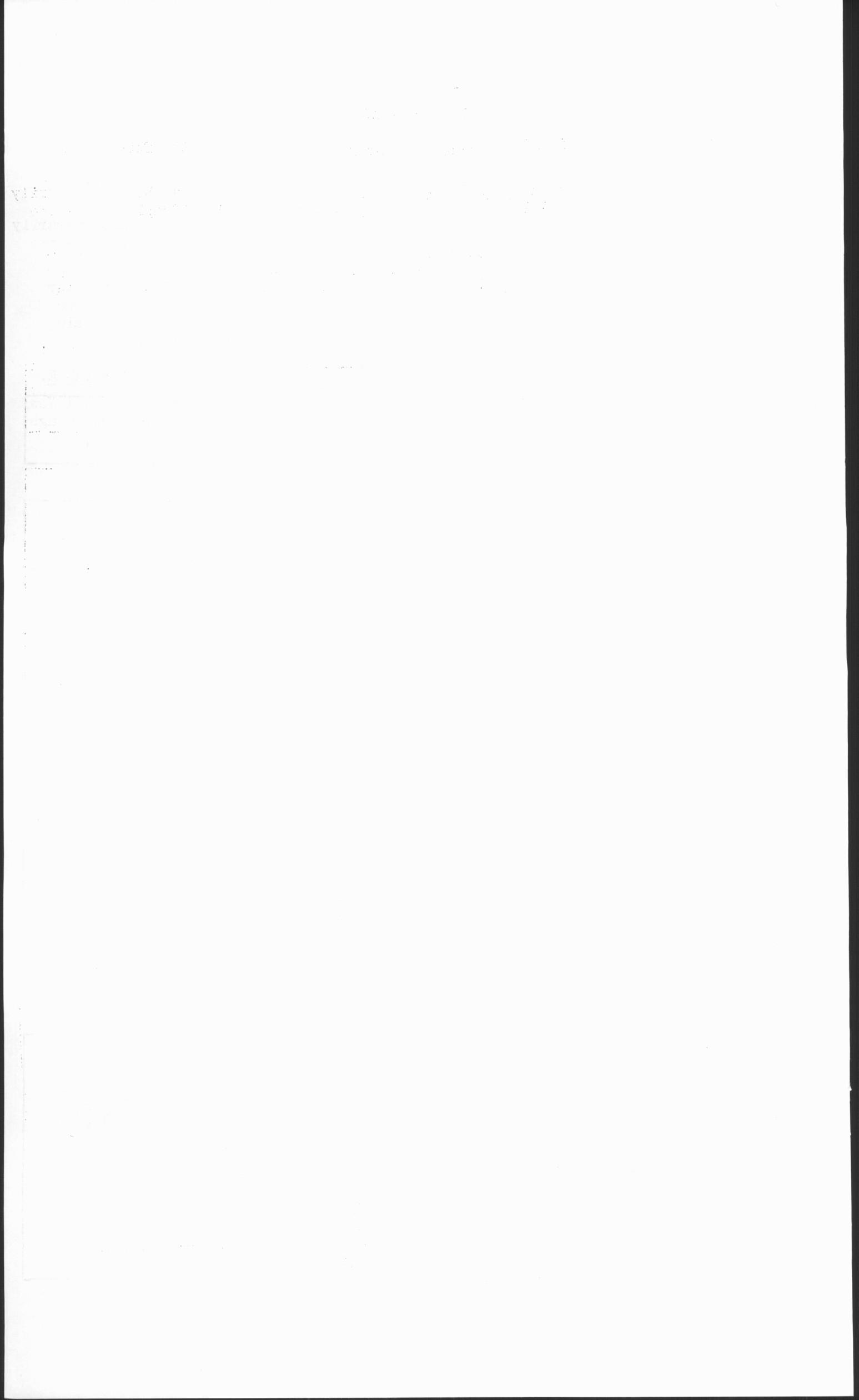
Year ended -								
31st Dec. 1956	7,673	23,767	106	265	7,779	24,032	10,797	34,829
1957	7,318	23,539	316	716	7,634	24,255	12,073	36,328
1958	7,705	25,030	562	1,342	8,267	26,372	16,272	42,644
1959	8,628	27,983	591	1,389	9,219	29,372	14,754	44,126
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
Quarter ended -								
30th Sept. 1959	2,157	7,016	152	356	2,309	7,372	3,941	11,313
31st Dec.	2,407	7,876	163	368	2,570	8,244	3,962	12,206
31st Mar. 1960	2,192	7,399	145	345	2,337	7,744	3,920	11,664
30th June	2,220	7,380	143	316	2,363	7,696	4,761	12,457
30th Sept.	2,454	8,284	219	596	2,673	8,880	3,433	12,313
31st Dec.	2,513	8,600	283	764	2,796	9,364	6,481	15,845

UNDER CONSTRUCTION AT END OF PERIOD

Year ended -								
31st Dec. 1956	5,944	18,278	170	370	6,114	18,648	18,076	36,724
1957	5,495	17,580	225	510	5,720	18,090	17,349	35,439
1958	4,931	15,705	432	995	5,363	16,700	16,123	32,823
1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
Quarter ended -								
30th Sept. 1959	5,289	17,128	447	1,082	5,736	18,210	17,581	35,791
31st Dec.	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
31st Mar. 1960	5,189	17,115	560	1,495	5,749	18,610	18,758	37,368
30th June	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
30th Sept.	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153
31st Dec.	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986

(a) Excludes dwellings attached to "other new buildings."

(b) Includes value of attached dwellings

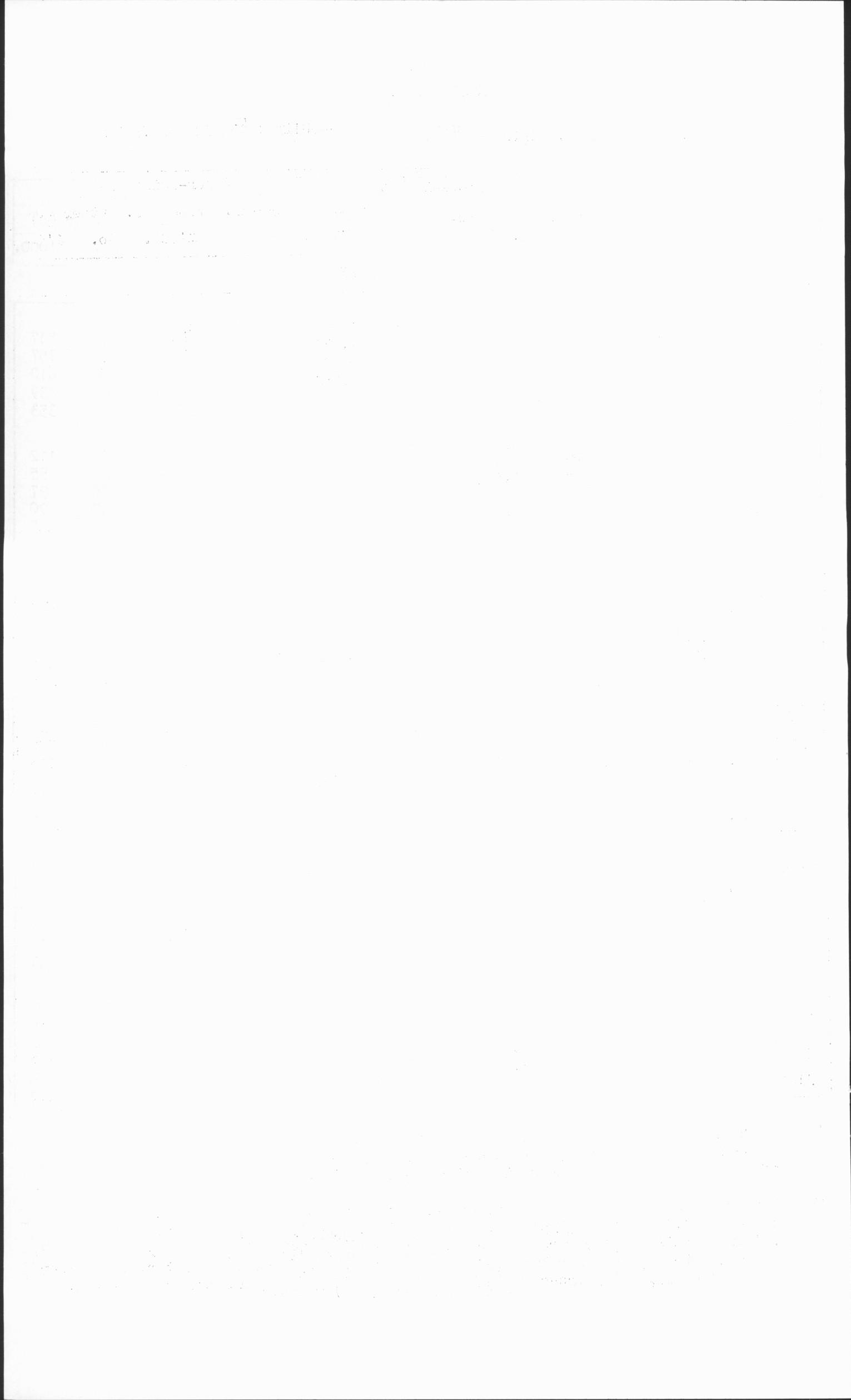


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TABLE 2. - NEW HOUSES, CONTRACT-BUILT AND OWNER-BUILT : NUMBER AND VALUE.

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone etc.		Other (b)		Brick, Stone etc.		Other (b)	
	No.	£'000.	No.	£'000.	No.	£'000.	No.	£'000.
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1956	4,021	13,896	1,113	2,910	1,582	5,424	345	847
1957	4,417	14,544	883	2,375	1,295	4,605	303	757
1958	4,917	16,174	886	2,329	1,074	3,733	264	610
1959	6,547	21,793	1,109	3,014	822	2,943	187	439
1960	7,674	26,317	950	2,592	708	2,746	141	353
Quarter ended -								
30th Sept. 1959	1,780	5,903	254	681	183	673	48	112
31st Dec.	1,589	5,390	269	745	189	686	39	95
31st Mar. 1960	1,944	6,684	272	726	159	613	38	97
30th June	1,699	5,972	225	610	186	707	35	90
30th Sept.	2,091	7,140	261	715	186	733	35	95
31st Dec.	1,940	6,521	192	541	177	693	33	71
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1956	4,669	14,771	1,247	3,237	1,474	5,087	283	672
1957	4,510	14,751	1,022	2,724	1,485	5,301	301	763
1958	4,946	16,291	920	2,433	1,491	5,435	348	871
1959	6,064	20,024	1,091	2,953	1,192	4,325	281	681
1960	7,200	24,738	1,030	2,821	975	3,653	174	451
Quarter ended -								
30th Sept. 1959	1,602	5,312	269	738	233	836	53	130
31st Dec.	1,678	5,609	317	855	328	1,206	84	206
31st Mar. 1960	1,606	5,526	269	722	275	1,035	42	116
30th June	1,696	5,775	277	753	207	752	40	100
30th Sept.	1,994	6,820	216	595	208	776	36	93
31st Dec.	1,904	6,617	268	751	285	1,090	56	142
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1956	3,113	9,521	455	1,192	2,047	6,736	329	829
1957	2,976	9,415	341	925	1,849	6,392	329	848
1958	2,951	9,341	303	818	1,432	4,937	245	609
1959	3,434	11,235	321	883	1,062	3,711	151	379
1960	3,908	12,927	241	668	795	2,957	118	297
Quarter ended -								
30th Sept. 1959	3,523	11,438	369	996	1,201	4,206	196	488
31st Dec.	3,434	11,235	321	883	1,062	3,711	151	379
31st Mar. 1960	3,772	12,495	324	902	946	3,352	147	366
30th June	3,775	12,667	272	754	925	3,332	142	357
30th Sept.	3,872	13,026	317	877	903	3,317	141	366
31st Dec.	3,908	12,927	241	668	795	2,957	118	297

- (a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.
- (b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 1,204 "other" type houses completed during 1960 (1,030 contract-built and 174 owner-built) 1,112 were of fibro-cement construction valued at £2,970,000 and 72 of weatherboard, with a value of £251,000. During the December Quarter, 1960, there were 305 (£822,000) fibro-cement and 15 (£62,000) weatherboard houses completed.



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TABLE 3. - NEW BUILDINGS OTHER THAN DWELLINGS :- VALUE. (a)
(£'000.)

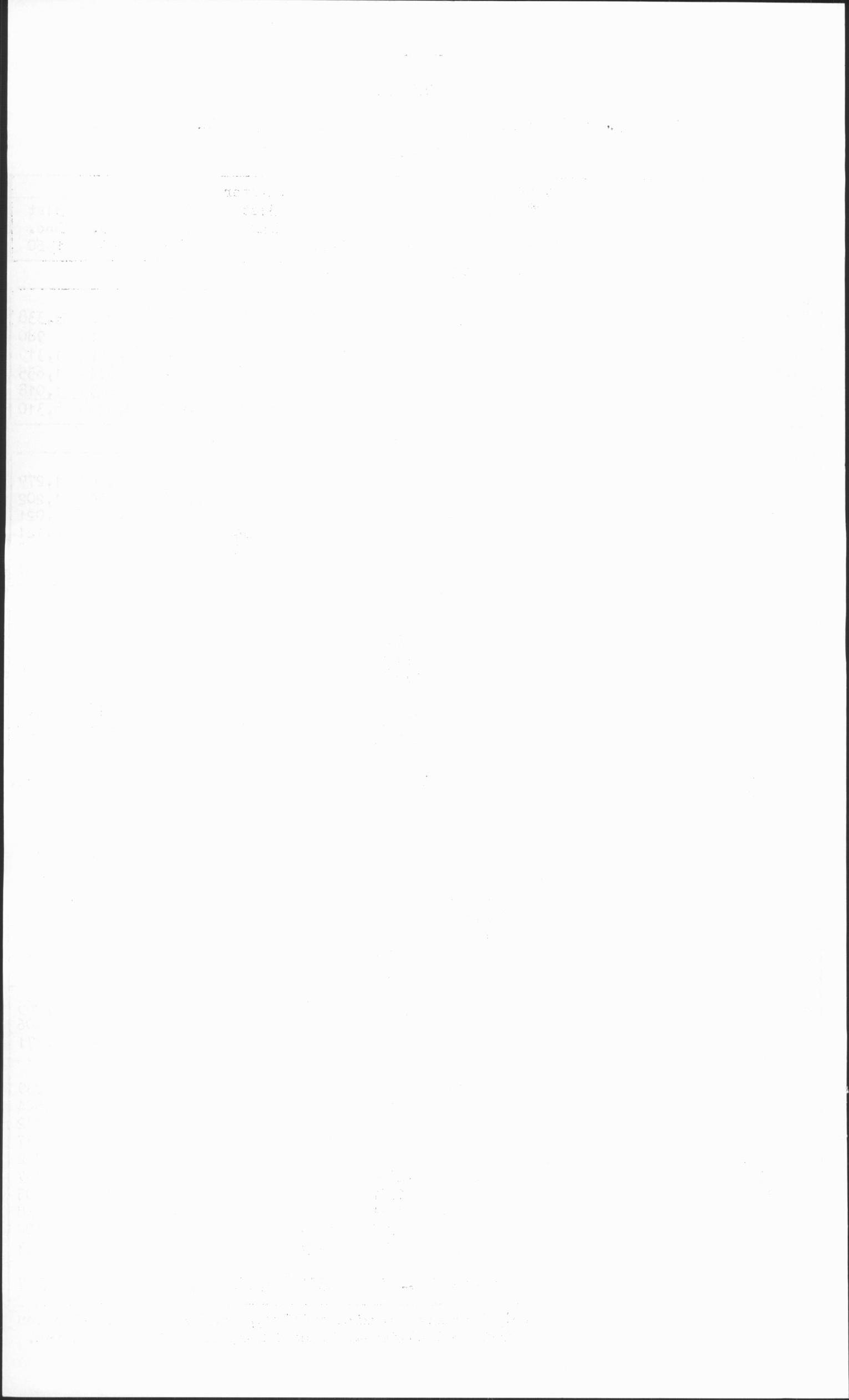
Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1959	31st Dec. 1960	30th Sept. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960
COMMENCED DURING PERIOD								
Business Premises								
Hotels, etc. & Shops	2,154	5,198	1,029	323	696	762	402	3,338
Factories	2,028	3,166	326	669	442	930	814	980
Other (b)	4,767	4,322	1,657	1,075	1,048	608	1,347	1,319
Educational & Health	5,763	4,259	1,599	2,231	738	932	934	1,655
All Other (c)	2,581	3,132	397	765	656	735	723	1,018
Total	17,293	20,077	5,008	5,063	3,580	3,967	4,220	8,310
COMPLETED DURING PERIOD								
Business Premises								
Hotels, etc. & Shops	2,243	2,702	380	475	391	646	386	1,279
Factories	2,343	2,972	1,061	364	206	1,098	466	1,202
Other (b)	3,059	5,126	761	1,221	2,135	787	1,183	1,021
Educational & Health	4,857	5,127	977	1,476	534	1,466	1,006	2,121
All Other (c)	2,252	2,668	762	426	654	764	392	858
Total	14,754	18,595	3,941	3,962	3,920	4,761	3,433	6,481
UNDER CONSTRUCTION AT END OF PERIOD								
Business Premises								
Hotels, etc. & Shops	1,463	4,000	1,617	1,463	1,790	1,925	1,922	4,000
Factories	2,805	3,109	2,288	2,805	3,119	2,971	3,332	3,109
Other (b)	4,207	3,535	4,350	4,207	3,182	3,023	3,215	3,535
Educational & Health	8,303	7,640	7,559	8,303	8,518	7,976	7,924	7,640
All Other (c)	2,107	2,548	1,767	2,107	2,149	2,133	2,416	2,548
Total	18,885	20,832	17,581	18,885	18,758	18,028	18,809	20,832

- (a) Includes values of attached dwellings.
 (b) Includes office buildings, service stations, warehouses, communication buildings, etc.
 (c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4. - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED.
(£'000.)

Type of Building	Year Ended		Quarter Ended					
	31st Dec. 1959	31st Dec. 1960	30th Sept. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	31st Dec. 1960
Houses (a)	23,728	28,431	6,452	6,007	6,916	6,815	7,435	7,265
Flats	1,437	2,135	327	431	445	530	554	606
Total Houses & Flats	25,165	30,566	6,779	6,438	7,361	7,345	7,989	7,871
Business Premises								
Hotels, Boarding Houses, etc	720	1,075	183	201	277	288	271	239
Shops	1,096	1,704	262	296	329	406	465	504
Factories	2,539	3,146	515	472	649	847	878	772
Office Premises	1,487	2,454	498	445	765	501	471	717
Other (b)	2,837	2,220	943	947	519	406	593	702
Educational	3,711	3,000	1,265	939	725	682	836	757
Religious	437	471	111	72	100	127	139	105
Health	1,580	2,108	321	525	713	547	410	438
Entertainment & Recreation	643	542	197	165	136	150	156	100
Miscellaneous (c)	1,512	1,424	475	389	258	309	424	433
Total Other New Buildings (Excl. Houses & Flats)	16,562	18,144	4,770	4,451	4,471	4,263	4,643	4,767

- (a) Excludes owner-built houses (b) Includes service stations, warehouses, communication buildings, etc. (c) Includes defence buildings, homes for aged, homes for children, etc.



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TABLE 5. - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED:
CLASSIFIED ACCORDING TO TYPE & VALUE.

Type of Buildings	Year Ended				Quarter Ended					
	31st Dec. 1959		31st Dec. 1960		30th Sep. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sep. 1960	31st Dec. 1960
	No.	Value £'000	No.	Value £'000	No.	No.	No.	No.	No.	No.
UP TO £25,000										
Business Premises										
Hotels, Boarding Houses etc.	7	88	14	194	1	3	3	2	5	4
Shops	143	879	160	939	34	31	43	44	42	31
Factories	122	954	126	1,111	27	27	25	36	35	30
Office Premises	39	460	35	365	15	7	10	7	9	9
Other (a)	192	1,512	147	1,291	64	35	41	30	39	37
Educational	95	635	102	638	27	11	9	36	35	22
Health	14	183	17	179	3	2	10	3	2	2
Religious	47	293	58	471	10	9	18	14	15	11
Entertainment & Recreation	45	357	58	380	11	12	18	16	12	12
Miscellaneous (b)	45	359	49	479	8	11	8	13	14	14
Total	749	5,720	766	6,047	200	148	185	201	208	172
OVER £25,000										
Business Premises										
Hotels, Boarding Houses etc.	10	932	6	408	5	2	3	2	-	1
Shops	7	255	12	3,657	2	-	4	4	2	2
Factories	14	1,074	27	2,055	2	5	4	11	7	5
Office Premises	10	1,643	17	1,637	6	1	5	4	4	4
Other (a)	19	1,152	22	1,029	4	5	8	2	6	6
Educational	43	2,934	25	2,984	19	12	1	6	9	9
Health	8	2,011	3	458	1	2	1	-	1	1
Religious	{ 8	350	3	97	-	1	-	2	1	-
Entertainment & Recreation	{ 8	350	3	298	2	-	-	-	1	2
Miscellaneous (b)	14	1,222	17	1,407	1	6	4	4	4	5
Total	133	11,573	135	14,030	42	34	30	35	35	35

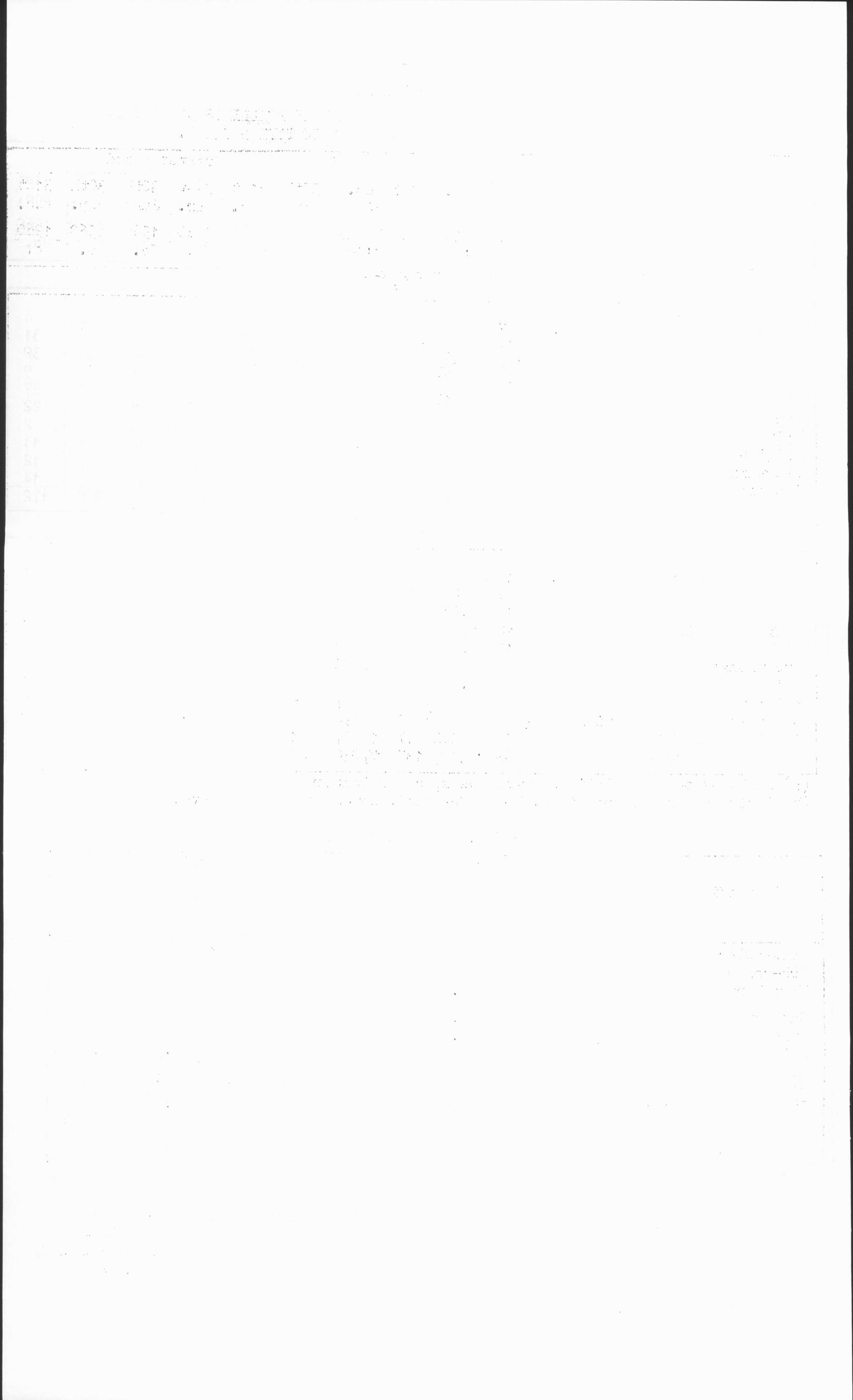
(a) Includes service stations, warehouses, communication buildings etc.

(b) Includes defence buildings, homes for aged, homes for children etc.

TABLE 6. - BUILDING EMPLOYMENT (a)

Classification	Number of persons engaged on days specified							
	18th Dec. 1957	17th Dec. 1958	30th Sept. 1959	16th Dec. 1959	31st Mar. 1960	30th June 1960	30th Sept. 1960	14th Dec. 1960
Contractors	711	689	703	686	709	721	687	683
Sub-contractors	1,887	2,222	2,631	2,664	2,691	2,602	2,763	2,842
Wage Earners	8,145	9,373	9,577	9,767	9,907	9,983	10,182	10,556
Carpenters	3,269	3,474	3,750	3,638	3,640	3,584	3,642	3,796
Bricklayers	1,593	1,894	2,004	2,103	2,214	2,225	2,250	2,282
Painters	978	1,069	1,039	1,155	1,159	1,220	1,229	1,266
Electricians	489	570	643	636	636	622	704	783
Plumbers	842	971	1,094	1,081	1,101	1,153	1,152	1,201
Builders' Labourers	1,786	2,196	2,257	2,190	2,240	2,183	2,212	2,250
Other	1,786	2,110	2,124	2,314	2,317	2,319	2,443	2,503
Total	10,743	12,284	12,911	13,117	13,307	13,306	13,632	14,081

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.



SOUTH AUSTRALIA

TABLE IV. - DWELLINGS IN LOCAL GOVERNMENT AREAS (a) :- NUMBER OF PERMITS & NUMBER COMPLETED

Local Government Area	Year Ended			Quarter Ended					
	31st Dec. 1959	31st Dec. 1960	30th Sep. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960	30th Sep. 1960	31st Dec. 1960	
	PERMITS AND AUTHORIZATIONS (b)								
Metropolitan									
Brighton	310	256	93	77	66	69	54	67	
Burnside	330	435	72	79	163	104	92	76	
Campbelltown	607	718	161	203	201	172	212	133	
Enfield	848	1,108	190	261	256	335	217	300	
Henley & Grange	329	196	57	116	41	31	85	39	
Marion	887	869	252	188	252	202	270	145	
Mitcham	656	554	140	148	178	114	143	119	
Port Adelaide	234	304	56	64	60	51	152	41	
West Torrens	450	547	167	119	156	163	101	127	
Woodville	480	529	107	98	158	98	125	148	
Other Metropolitan(c)	466	613	159	132	133	238	128	114	
Total	5,597	6,129	1,454	1,490	1,664	1,577	1,579	1,309	
Country:									
Mt. Gambier Corp'n.	127	182	14	22	35	31	60	56	
Noarlunga D.C.	112	156	43	32	25	36	46	49	
Pt. Augusta Corp'n.	97	57	26	25	26	9	13	9	
Pt. Lincoln Corp'n.	59	65	9	11	18	20	19	8	
Pt. Pirie Corp'n.	34	16	14	6	4	8	4	-	
Salisbury D.C.	1,442	1,910	216	447	712	241	533	424	
Teatree Gully D.C.	270	420	59	94	89	108	113	110	
Whyalla Town Comm.	283	412	28	72	121	99	158	34	
Other Country (c)(d)	1,128	1,293	309	325	241	362	302	388	
Total	3,552	4,511	718	1,034	1,271	914	1,248	1,078	
Total State	9,149	10,640	2,172	2,524	2,935	2,491	2,827	2,387	
COMPLETIONS									
Metropolitan									
Brighton	506	280	94	101	74	61	59	86	
Burnside	315	302	74	95	86	61	63	92	
Campbelltown	458	750	111	122	235	137	217	161	
Enfield	935	908	259	233	227	203	228	250	
Henley & Grange	153	299	28	46	63	55	70	111	
Marion	903	920	252	231	242	193	234	251	
Mitcham	546	656	126	193	190	156	163	147	
Port Adelaide	250	237	50	67	78	63	44	52	
West Torrens	480	542	151	120	86	196	151	109	
Woodville	692	519	185	206	134	144	109	132	
Other Metropolitan	472	551	126	106	110	121	153	167	
Total	5,710	5,964	1,456	1,520	1,525	1,390	1,491	1,558	
Country:									
Mt. Gambier Corp'n	138	168	40	27	38	40	38	52	
Noarlunga D.C.	100	116	22	33	23	21	28	44	
Pt. Augusta Corp'n	78	82	15	29	16	20	24	22	
Pt. Lincoln Corp'n	71	55	16	22	12	19	13	11	
Pt. Pirie Corp'n	57	35	13	17	6	11	12	6	
Salisbury D.C.	1,329	1,613	330	389	266	359	490	498	
Teatree Gully D.C.	184	366	44	60	66	80	118	102	
Whyalla Town Comm.	261	421	79	81	86	91	128	116	
Other Country (d)	1,332	1,387	305	403	310	346	336	395	
Total	3,550	4,243	864	1,061	823	987	1,187	1,246	
Total State	9,260	10,207	2,320	2,581	2,348	2,377	2,678	2,804	

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required in some country districts, and required in portions only of some others. (c) Includes government authorizations. (d) Includes un-incorporated areas.

